

RECORD OF PROCEEDINGS

Minutes of

Meeting

BEAR GRAPHICS 800-325-8094 FORM NO. 10148

Held Thursday, October 21, 2021 20

CALL TO ORDER: Mayor Williams called the Riverside, Ohio City Council Meeting to order at 6:01 p.m. at the Riverside Administrative Offices located at 5200 Springfield Street, Suite 100, Riverside, Ohio, 45431.

ROLL CALL: Council attendance was as follows: Ms. Campbell, present; Mr. Denning, present; Mrs. Franklin, present; Ms. Fry, present; Ms. Lommatzsch, present; Mr. Maxfield, present; and Mayor Williams, present.

Staff present was as follows: Josh Rauch, City Manager; Chris Lohr, Assistant City Manager; Tom Garrett, Finance Director; Dan Stitzel, Fire Chief; Kevin Miller, Operations Manager; Mark Tilley, Engineering Technician; Gary Burkholder, Community Development Director, Dalma Grandjean, Law Director; and Katie Lewallen, Clerk of Council.

EXCUSE ABSENT MEMBERS: No members of council were absent.

ADDITIONS OR CORRECTIONS TO AGENDA: Mr. Rauch stated that an item on the agenda, Resolution No. 21-R-2722, has an item that has a dollar amount changed.

APPROVAL OF AGENDA: Deputy Mayor Lommatzsch motioned to approve the agenda. Mr. Denning seconded the motion. All were in favor; none opposed. **Motion carried.**

PLEDGE OF ALLEGIANCE: Mayor Williams led the pledge of allegiance.

OATH OF OFFICE: Mayor Williams administered the oath of office to newly appointed City Manager Joshua Rauch. Mr. Rauch gave a few quick remarks. He has lived here for seven years and made a deliberate choice to make Riverside his home. He cares about the future of what happens in the community and is proud to be a resident. He looks forward to working with staff, council, and the community and looks forward to the future. He introduced his family. Photos were taken.

MINUTES: Mr. Denning motioned to approve the minutes from the October 7, 2021 council meeting. Mr. Maxfield seconded the motion. All were in favor; none opposed. **Motion carried.**

FINANCIAL REPORT: Mr. Denning motioned to approve the financial report from September 2021. Mrs. Franklin seconded the motion. All were in favor; none opposed. **Motion carried.**

COUNCIL CALENDAR: Mayor William stated that November 11, 2021 is Veteran’s Day and what would be their work session. He asked if council would wish to cancel the work session as it is a holiday. Mr. Denning motioned to approve canceling the November 11 work session. Mr. Maxfield seconded the motion. Ms. Fry asked if they would not be having a work session in November. Mayor Williams stated they could always add a work session. Mr. Denning stated they will need to see a budget so they will have to add a work session. Mr. Rauch stated he would like to have a date in mid-November to finish budget discussions. It was determined to have the work session on November 10. Mr. Denning amended his motion to move the work session to November 10 at 6:00 pm. Mr. Maxfield agreed to the second on that. All were in favor; none opposed. **Motion carried.**

WRITTEN CITIZEN PETITIONS: Mayor Williams stated any citizens who would like to speak should fill out a petition and turn it in to the clerk.

DEPARTMENT UPDATES:

A) **Finance Department** – Mr. Garrett stated finance reports were in the packet and are posted on the city website. In the last two months, they have gotten ahead of the income tax trend line so they are slightly ahead of where they hope to be. They have

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been compiling the budget for next year. He stated their account software will reach end-of-life in July 2023. They have received a quote with a discount good through the end of December if the city signs a contract. They will give them an installment payment plan for the software. Mr. Rauch stated as part of the software package they are looking into a budget specific module in addition to accounting software to help streamline some of the internal processes. Mr. Denning asked if they are looking at other software packages or is there a better deal out there. Mr. Rauch replied that staff has gotten a number of quotes from various software vendors. The substance of what they are asking for is similar to other cities with more digitized processes. It is the same vendor, but a more modern version of their software package. Mr. Garrett added that police and fire also use the same software.

B) Community Development Department – Mr. Burkholder stated staff continues to have meetings with the Wright Point buildings management and leasing team. They have a tentative financial report from them so they will have more detailed information on expenses and revenues for both buildings. They are working on a draft budget as well. They are in negotiations on a renewal lease. He stated the seconded reading for the TIF will be this evening. MKSK is the consultant on the land use plan, and recently had them tour the city. They are working on getting a tax-exempt status for areas they occupy as this would be an exemption of property tax as they are a municipality. This also includes any military organizations that are occupants in the building and non-profits. He found that the Eintracht is a non-profit and has forwarded that to the attorney to see if they would qualify and see if they can go back to 2018 and get a possible refund. Mr. Denning stated the city owns the Eintracht. The Eintracht is only a non-profit and not a 501(c)3; he added if they are not a 501(c)3, a foundation or a church, they cannot file for tax-exemption.

C) Administration Department – Mr. Lohr stated they are in the middle of the health insurance renewal process coming off a two-year contract with Medical Mutual. The industry trend is for higher health care renewals. They are expecting a healthy increase from this year to next. They are pricing out as many options as they can to keep costs reasonable for city and staff. He is trying to put in more time on the GIS system for citywide staff as well as electronic records management and have that wrapped up by the end of the year and have staff realize the benefits of those systems.

Deputy Mayor Lommatzsch stated she hopes he is working with the MVRPC on the GIS. Mr. Lohr stated he is working with them, Tom Harner, is the GIS guy who has done a majority of the work on the mapping system.

D) City Manager Report – Mr. Rauch stated he has managed to meet with most of council individually and will complete meeting with council over the next week or two. He has met with all the department heads. He took a tour of the public service facilities with both chiefs as well as public service. He managed to get around the community as well.

PUBLIC COMMENT ON AGENDA ITEMS: Mayor Williams stated if any members wish to comment on agenda items they need to fill out a form in the back and hand it to the clerk. Non-agenda items will be heard later in the meeting. Mayor Williams asked a gentleman if he wished to speak on an agenda item or non-agenda item. The gentleman stated they are representing a particular individual and are waiting for his arrival.

OLD BUSINESS

A. ORDINANCES

- D) Ordinance No. 21-O-780** – An ordinance declaring improvements to certain real property located in the City of Riverside, Montgomery County, Ohio to be a public purpose; declaring such property to be exempt from real property taxation; designating specific public infrastructure

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improvements that directly benefit the parcels for which improvements are declared to be a public purpose; requiring annual service payments in lieu of taxes; establishing a municipal public improvement tax increment equivalent fund; and providing related authorizations pursuant to Ohio Revised Code Sections 5709.40(b), 5709.42, 5709.43, 5709.832 and 5709.85. (2nd reading, public hearing, adoption)

Deputy Mayor Lommatzsch motioned to approve the second reading and adoption of Ordinance No. 21-O-780. Mr. Denning seconded the motion. The clerk read the ordinance by title only.

Mayor Williams opened the public hearing. No one wished to speak on this ordinance. Mayor Williams closed the public hearing.

Ms. Fry stated during the first meeting Mr. Denning brought up the map and parcels that may not be included. She asked if there was any resolution on that inquiry. Mr. Burkholder stated they double checked and all the appropriate parcels were included.

Roll call went as follows: Ms. Lommatzsch, yes; Mr. Denning, yes; Ms. Campbell, yes; Mrs. Franklin, yes; Ms. Fry, yes; Mr. Maxfield, yes; and Mayor Williams, yes. **Motion carried.**

NEW BUSINESS

A. ORDINANCES

I) **Ordinance No. 21-O-781 – Making supplemental appropriations for current expenses and other expenditures of the City of Riverside, State of Ohio, for the period January 1 through December 31, 2021. (1st and 2nd reading, public hearing, adoption)**

Mr. Rauch stated this was additional appropriations for legal expenses, and various other items including radio fee increase for fire and police.

Mr. Denning motioned to approve the first reading of Ordinance No. 21-O-781. Mr. Maxfield seconded the motion. The clerk read the ordinance by title only.

Roll call went as follows: Mr. Denning, yes; Mr. Maxfield, yes; Ms. Campbell, yes; Mrs. Franklin, yes; Ms. Fry, yes; Ms. Lommatzsch, yes; and Mayor Williams, yes. **Motion carried.**

Mrs. Franklin motioned to suspend the rule that requires an ordinance to be read on two separate occasions. Mr. Denning seconded the motion.

Roll call went as follows: Mrs. Franklin, yes; Mr. Denning, yes; Ms. Campbell, yes; Ms. Fry, yes; Ms. Lommatzsch, yes; Mr. Maxfield, yes; and Mayor Williams, yes. **Motion carried.**

Mr. Denning motioned to approve the second reading of Ordinance No. 21-O-781. Mr. Maxfield seconded the motion. The clerk read the ordinance by title only.

Roll call went as follows: Mr. Denning, yes; Mr. Maxfield, yes; Ms. Campbell, yes; Mrs. Franklin, yes; Ms. Fry, yes; Ms. Lommatzsch, yes; and Mayor Williams, yes. **Motion carried.**

B. RESOLUTIONS

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- I) Resolution No. 21-R-2720 – A resolution authorizing the city manager to enter into a professional service agreement with Montgomery County Transportation Improvement District to provide project management and financing services for the Harshman Realignment Project (Woodman Phase 4).**

Mr. Rauch stated this relates to the Montgomery County TID with initial design of the Harshman Road realignment and to help start securing funding for that project.

Deputy Mayor Lommatzsch motioned to approve Resolution No. 21-R-2720. Mr. Denning seconded the motion. All were in favor; none opposed. **Motion carried.**

- II) Resolution No. 21-R-2721 – Declaring the playset at Pheasant Park located at 1531 Wake Avenue to be surplus and no longer compliant for city purposes and authorizing its sale by sealed bid, a broker, direct sale to a public entity, or auction.**

Mr. Rauch stated it is playset that is surplus and no longer needed for use by the city.

Mr. Denning motioned to approve Resolution No. 21-R-2721. Mr. Maxfield seconded the motion. All were in favor; none opposed. **Motion carried.**

- III) Resolution No. 21-R-2722 – Authorizing the submittal of applications for Federal Fast Act Funds through the Miami Valley Regional Planning Commission and rescinding prior resolutions related to such project.**

Mr. Rauch stated this is for Federal Fast Act Funds through the MVRPC. This resolution has a dollar amount change on the Valley Pike West resurfacing portion as stated at the beginning of the meeting. The initial amount was \$262,655 for local match, but should be adjusted to \$263,293, a \$638 increase over the initial forecast.

Mr. Denning motioned to approve Resolution No. 21-R-2722. Mrs. Franklin seconded the motion. All were in favor; none opposed. **Motion carried.**

- IV) Resolution No. 21-R-2723 – Authorizing the city manager to accept a grant, if awarded, for funding under the Victims of Crimes Act (VOCA-SVAA), and authorizing the expenditure of matching funds.**

Mr. Rauch stated this is an important public service the city offers to crime victims in the community to orient them and direct them to resources they need.

Mr. Denning motioned to approve Resolution No. 21-R-2723. Ms. Campbell seconded the motion. All were in favor; none opposed. **Motion carried.**

- V) Resolution No. 21-R-2724 – Authorizing the city manager to enter into lease contracts after city council has approved material terms.**

Mr. Rauch states this is to allow staff to do the bulk of negotiating on any leases that come into the Wright Point buildings. They can make recommendations after presenting overall terms to council. This will streamline the process.

Deputy Mayor Lommatzsch motioned to approve Resolution No. 21-R-2724. Mr. Denning seconded the motion. All were in favor; none opposed. **Motion carried.**

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PUBLIC COMMENT ON NON-AGENDA ITEMS: Mayor Williams stated that anyone wishing to speak on non-agenda items needs to turn in a form to the clerk. No one came forward to speak.

COUNCIL MEMBER COMMENTS: Deputy Mayor Lommatzsch stated a young man who is a graduate of Carroll High School is attending Sinclair and is in the mechanics program. He has been in the wheelchair basketball program a number of years, has been on the national team and has been selected to go to Birmingham, Alabama to try out for the Para-Olympic Team. This young man had to have both his legs amputated below the knee at four-years-old. That has not stopped him for doing amazing things.

Ms. Fry stated the blood drive is coming up on November 1, 2021. They are half way to their goal for registered donors for that drive. It will take place in front of the city administration building from 3 – 7 pm in the blood mobile. To register, go to donortime.com and search for the City of Riverside.

MR. Denning thanked the police and fire departments for helping with the Riverside Jaycees for the kids. They had over 900 people go through in four hours. They had the K-9 unit do a demonstration. The fire department took a car apart. The fire department was present with every piece of apparatus and the kids got to go through that and sit in the fire trucks and police cars. He thanked police and fire for making that happen and showing the positive in the community.

Mayor Williams stated this is the last time they may be together before the election. He stated there are a lot of important issues on the ballot. He thinks about a lot as an elected official what have they done to answer the question on public services they can offer. He feels that council and staff have answered a lot of questions and made a lot of things happen. Progress is being made. He stated a lot of vision is becoming a plan and the plan is becoming a reality. He asked voters to make the best decision they can make with the information they have. He added that people who have voiced their opinions loudly have been heard and council has been responsive to that. He would hate for momentum that has been generated with community development and citizen relations to be stymied at all.

Mayor Williams stated there is a request for a public comment on the non-agenda section even though they have passed that point in the agenda. He feels he can allow for one speaker. He asked Mr. Johnson to come forward, state his name and address and keep his comments to three minutes.

Mr. Kalynn Johnson, 4830 Airway Road, EJ’s Lounge, stated that all those in attendance come in peace. They are respectful. He stated he was able to sit and hear some of the police chief’s comments. He asked if Mayor Williams was in charge of community development. Mayor Williams stated that Gary Burkholder is the community development manager. He stated he got a nuisance abatement and it was like he was saying people were getting shot down at EJ’s and things of that nature. He pointed to the people who came with him and stated that is more his crowd. Most of the attendees are college students, entrepreneurs, multiple degrees, and teachers. He stated he spoke with the police chief and they put a safety plan into effect. He stated they did put garbage cans outside of their properties, and they added security. He added they had been open for two weeks with no calls or type of issues. He would like to meet with Mr. Burkholder on reinvesting in Riverside and possible work on some projects. He stated he would be meeting with the community on first Mondays and last Mondays to work on any issues. He stated he purchased some signs on his property asking people to respect their property and the city environment. He added they now use Event Bright as their ticketing system so they can have some crowd control. It gives him an actual count of people and once they reach 50 they are limited. He asked if he could get contact information and meet with council individually. He told the Deputy Mayor regarding her concern about a sign being knocked down that his business was not open at that time so

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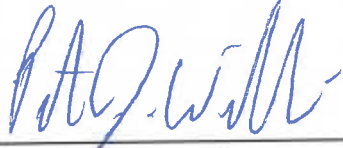
it was not him or his people. He stated he is trying to work with the community and is not trying to disrespect people. He wants to fix the issues.

Mayor Williams thanked Mr. Johnson for attending and speaking and that he would be happy to meet with him. He stated that all contact for council can be obtained through the city manager. He appreciated that he followed up with the police chief; and they do look forward to a good neighbor partnership and welcome the business in the community.

EXECUTIVE SESSION: Mrs. Franklin motioned to go into executive session for the purpose of discussing employment conditions and production techniques/trade secrets at 6:45 pm. Mr. Denning seconded the motion. Roll call went as follows: Mrs. Franklin, yes; Mr. Denning, yes; Ms. Campbell, yes; Ms. Fry, yes; Ms. Lommatzsch, yes; Mr. Maxfield, yes; and Mayor Williams, yes. **Motion carried.**

RECONVENE: Council reconvened at 8:08 pm.

ADJOURNMENT: Deputy Mayor Lommatzsch motioned to adjourn. Mr. Maxfield seconded. All were in favor; none opposed. The meeting adjourned at 8:09 pm.


Peter J. Williams, Mayor


Clerk of Council